



smarthomes

## Highters Heath Lane

Maypole, Birmingham, B14 4NZ

- A First Floor Flat in a Purpose Built Block
- Double Bedroom with Fitted Wardrobes
- Modern Shower Room
- No Upward Chain

**£105,000**

EPC Rating - 76

Current Council Tax Band - A





## Property Description

The property is set back from the road behind a communal lawn with a paved footpath leading to a communal entrance door. In the communal hallway stairs rise to the first floor where you will find a further private obscure glazed wooden front door leading into



### **Entrance Hallway**

With two ceiling light points, radiator, cupboard housing a recently installed gas central heating boiler, further useful storage cupboard and door leading off to



### **Lounge to Front**

13' 9" x 10' 5" (4.2m x 3.2m) With UPVC double glazed window to front elevation, two wall mounted radiators and ceiling light point

### **Fitted Kitchen to Side**

10' 5" x 9' 6" (3.2m x 2.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding gas cooker, useful pantry, tiling to splash back areas, wood effect flooring, radiator, ceiling light point and a double glazed window to the side aspect



### **Double Bedroom to Front**

11' 1" x 8' 10" (3.4m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted furniture including wardrobes, over bed storage and bedside drawers

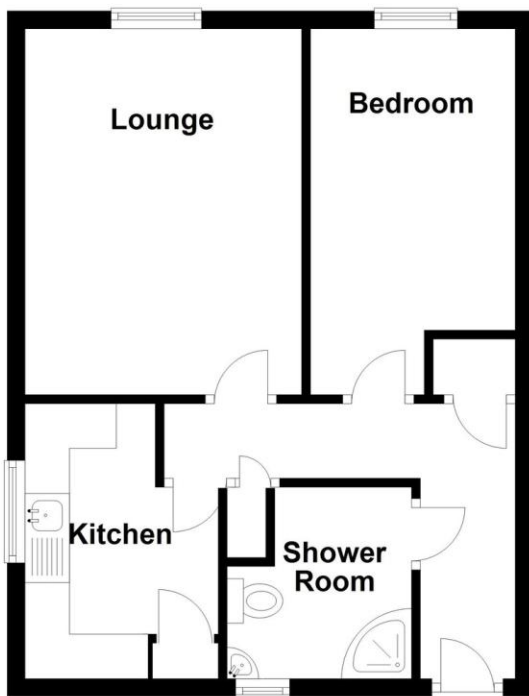


## Modern Shower Room

6' 6" x 5' 6" (2m x 1.7m) Being fitted with a modern white suite comprising of a corner shower enclosure with electric shower, wall mounted wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window

## Tenure

We are advised by the vendor that the property is leasehold with approx. 93 years remaining on the lease, a service charge of approx. £327.95 per annum and a ground rent of approx. £10 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A



Total area: approx. 40.2 sq. metres (432.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.